

Local Market Update for September 2019

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

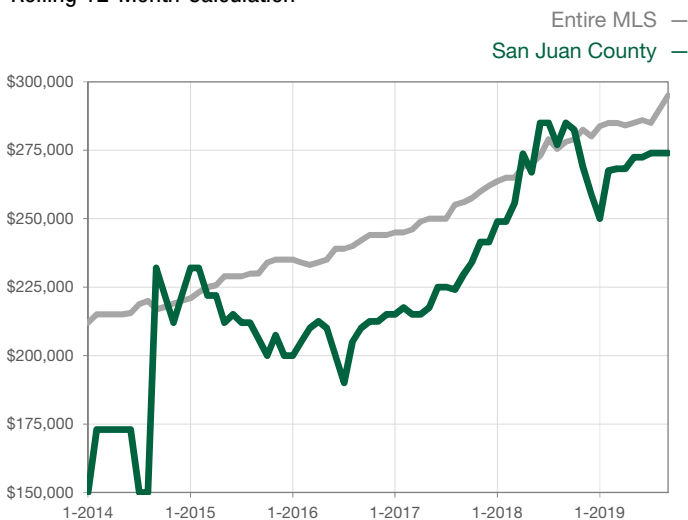
Single Family	September			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 09-2018	Thru 09-2019	Percent Change from Previous Year
Key Metrics						
New Listings	2	6	+ 200.0%	35	34	- 2.9%
Sold Listings	2	3	+ 50.0%	11	17	+ 54.5%
Median Sales Price*	\$282,500	\$435,000	+ 54.0%	\$269,000	\$276,000	+ 2.6%
Average Sales Price*	\$282,500	\$391,667	+ 38.6%	\$303,350	\$323,529	+ 6.7%
Percent of List Price Received*	99.3%	95.6%	- 3.7%	97.4%	96.4%	- 1.0%
Days on Market Until Sale	112	480	+ 328.6%	184	297	+ 61.4%
Cumulative Days on Market Until Sale	176	480	+ 172.7%	195	297	+ 52.3%
Inventory of Homes for Sale	31	34	+ 9.7%	--	--	--
Months Supply of Inventory	20.7	13.9	- 32.9%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	September			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 09-2018	Thru 09-2019	Percent Change from Previous Year
Key Metrics						
New Listings	0	2	--	11	17	+ 54.5%
Sold Listings	1	3	+ 200.0%	8	13	+ 62.5%
Median Sales Price*	\$313,000	\$175,000	- 44.1%	\$217,000	\$215,000	- 0.9%
Average Sales Price*	\$313,000	\$183,667	- 41.3%	\$219,575	\$247,346	+ 12.6%
Percent of List Price Received*	96.3%	93.9%	- 2.5%	95.7%	96.6%	+ 0.9%
Days on Market Until Sale	221	121	- 45.2%	142	75	- 47.2%
Cumulative Days on Market Until Sale	221	121	- 45.2%	142	103	- 27.5%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

